

Exhibit for 1) g:

Our office was provided two examples of existing small affordable housing apartment buildings in the Zilker area that were redeveloped as large detached residences under McMansion design standards.

- 1) 1618 Nash (now 1614, 1618, 1700). Demolished and replaced with three separate McMansions on separate lots that remain zoned MF-3. Each house is appraised at more than \$1M. Originally built in 1960 and listed as having 15 units in a two-story building. The property also had three one-story duplexes (6 separate units).



1618 Nash Ave in Zilker Neighborhood
(now 1614, 1618, & 1700 Nash Ave)



April 2009



April 2014



August 2015



Feb 2019

- 2) The second example is 2215 and 2301 Bluebonnet (now 2301 Bluebonnet). This was a half-acre single-family lot that was rezoned to MF-3 in 2006. It was next door to a two-story apartment building with 10 units (also MF-3) and Goodrich Place (also MF-3).

During the associated zoning case the neighborhood and developer negotiated a compromise to rezone and redevelop the lot with 8 units and council approved with no unit limitation. The owner's site plan was approved for 10 condo units, mostly small 2-bedroom apartments designed for moderate income families.

The property later sold and the new owner bought the small apartment building next door and demolished it. A new site plan for the two combined lots produced 13 "detached residential units".

In the end, a zoning change that was supposed to increase housing capacity from 16 to 20 moderate income housing units has left the neighborhood with a yield of 13 condos appraised at around \$600,000 each.

Put another way, changing the zoning from SF3 to MF3 resulted in a net loss of 3 residences and at a much higher price point.